

BILL NO. R-96-04-d6

DECLARATORY RESOLUTION NO. R-22-96

A DECLARATORY RESOLUTION designating an
"Economic Revitalization Area" under I.C. 6-
1.1-12.1 for property commonly known as 3424
Centennial Drive, Fort Wayne, Indiana 46808.
(Miller-Valentine Partners of Indiana, d/b/a
Miller-Valentine Group)

WHEREAS, Petitioner has duly filed its petition dated March
26, 1996 to have the following described property designated and
declared an "Economic Revitalization Area" under Section 153.02
of the Municipal Code of the City of Fort Wayne, Indiana, of
1993, as amended, and I.C. 6-1.1-12.1, to wit:

Attached hereto as "Exhibit A" as if a part herein;

and

WHEREAS, said project will create 98 full-time additional
permanent jobs for a total additional annual payroll of
\$3,776,136, with the average new annual job salary being \$38,532;
and

WHEREAS, the total estimated project cost is \$3,346,800; and

WHEREAS, it appears the said petition should be processed to
final determination in accordance with the provisions of said
Division 6.

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE
CITY OF FORT WAYNE, INDIANA:

SECTION 1. That, subject to the requirements of Section 6,
below, the property hereinabove described is hereby designated
and declared an "Economic Revitalization Area" under I.C. 6-1.1-

1 **SECTION 3.** That, said designation of the hereinabove
2 described property as an "Economic Revitalization Area" shall
3 apply to a deduction of the assessed value of real estate.

4 **SECTION 4.** That, the estimate of the number of individuals
5 that will be employed or whose employment will be retained and
6 the estimate of the annual salaries of those individuals and the
7 estimate of the value of redevelopment or rehabilitation, all
8 contained in Petitioner's Statement of Benefits, are reasonable
9 and are benefits that can be reasonably expected to result from
10 the proposed described redevelopment or rehabilitation.

11 **SECTION 5.** That, the current year approximate tax rates for
12 taxing units within the City would be:

13 (a) If the proposed development does not occur, the
14 approximate current year tax rates for this site would
15 be \$9.0138/\$100.

16 (b) If the proposed development does occur and no deduction
17 is granted, the approximate current year tax rate for
18 the site would be \$9.0138/\$100 (the change would be
19 negligible).

20 (c) If the proposed development occurs and a deduction
21 percentage of fifty percent (50%) is assumed, the
22 approximate current year tax rate for the site would be
23 \$9.0138/\$100 (the change would be negligible).

24 **SECTION 6.** That, this Resolution shall be subject to being
25 confirmed, modified and confirmed, or rescinded after public
26 hearing and receipt by Common Council of the above described
27 recommendations and resolution, if applicable.
28
29

12.1. Said designation shall begin on the effective date of the
Confirming Resolution referred to in Section 6 of this Resolution
and shall continue for one year thereafter. Said designation
shall terminate at the end of that one year period.

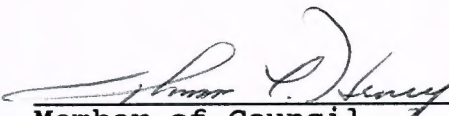
SECTION 2. That, upon adoption of the Resolution:

- (a) Said Resolution shall be filed with the Allen County
Assessor;
- (b) Said Resolution shall be referred to the Committee on
Finance and shall also be referred to the Department of
Economic Development requesting a recommendation from
said department concerning the advisability of
designating the above area an "Economic Revitalization
Area";
- (c) Common Council shall publish notice in accordance with
I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption
substance of this resolution and setting this
designation as an "Economic Revitalization Area" for
public hearing;
- (d) If this Resolution involves an area that has already
been designated an allocation area under I.C. 36-7-14-
39, then the Resolution shall be referred to the Fort
Wayne Redevelopment Commission and said designation as
an "Economic Revitalization Area" shall not be finally
approved unless said Commission adopts a Resolution
approving the petition.

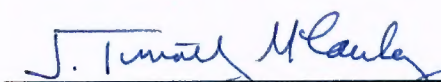
1 **SECTION 7.** Pursuant to I.C. 6-1.1-12.1, it is hereby
2 determined that the deduction from the assessed value of the real
3 property shall be for a period of ten years.

4 **SECTION 8.** That, the benefits described in the Petitioner's
5 Statement of Benefits can be reasonably expected to result from
6 the project and are sufficient to justify the applicable
7 deductions.

8 **SECTION 9.** That, this Resolution shall be in full force and
9 effect from and after its passage and any and all necessary
10 approval by the Mayor.

11
12 
13 Member of Council

14
15 APPROVED AS TO FORM AND LEGALITY

16
17 
18 J. Timothy McCauley, City Attorney

Read the first time in full and on motion by Henry,
and duly adopted, read the second time by title and referred to the
committee on Finance (and the City Plan Commission
or recommendation) and Public Hearing to be held after due legal notice, at
the Common Council Council Conference Room 128, City-County Building, Fort
Wayne, Indiana, on _____, 19____, the _____ day of
_____, M., E.S.T. _____ at _____ o'clock

DATED: 4-9-96

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Henry,
and duly adopted, placed on its passage. PASSED POST
by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	<u>9</u>			
BENDER	<u>✓</u>			
CRAWFORD	<u>✓</u>			
EDMONDS	<u>✓</u>			
HALL	<u>✓</u>			
HAYHURST	<u>✓</u>			
HENRY	<u>✓</u>			
LUNSEY	<u>✓</u>			
RAVINE	<u>✓</u>			
SCHMIDT	<u>✓</u>			

DATED: 4-9-96

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne,
Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. R-22-96
on the 9th day of April, 19 96

ATTEST:

Sandra E. Kennedy (SEAL)
SANDRA E. KENNEDY, CITY CLERK DD Schmidt
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on
the 10th day of April, 19 96,
at the hour of 3:00 o'clock P., M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 11th day of April,
19 96, at the hour of 8:30 o'clock A., M., E.S.T.

PAUL HELMKE
PAUL HELMKE, MAYOR

**STATEMENT OF BENEFITS**

State Form 27167 (R5 / 11-95)

Form SB - 1 is prescribed by the State Board of Tax Commissioners, 1989

CITY OF FT WAYNE**FORM
SB - 1**

MAR 26 1996

INSTRUCTIONS:

1. This statement must be submitted to the body designating the economic revitalization area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise this statement must be submitted to the designating body **BEFORE** a person installs the new manufacturing equipment, or **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. "Projects" planned or committed to after July 1, 1987 and areas designated after July 1, 1987 require a STATEMENT OF BENEFITS. (IC 6-1.1-12.1)
2. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained prior to initiation of the redevelopment or rehabilitation, or prior to installation of the new manufacturing equipment, **BEFORE** a deduction may be approved.
3. To obtain a deduction, Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of: (1) May 10; or (2) thirty (30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment becomes assessable, unless a filing extension has been obtained. A person who obtains a filing extension must file the form between March 1 and June 14 of that year.
4. Property owners whose Statement of Benefits was approved after June 30, 1991 must submit Form CF - 1 annually to show compliance with the Statement of Benefits. (IC 6-1.1-12.1-5.6)

DEPT. OF ECON DEVL

SECTION 1 TAXPAYER INFORMATION	
Name of taxpayer Miller-Valentine Partners of Indiana	
Address of taxpayer (street and number, city, state and ZIP code) 3400 Coliseum Blvd E. Fort Wayne, IN 46805	
Name of contact person David J. Arnold	Telephone number (219) 483-4550

SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT			
Name of designating body FORT WAYNE COMMON COUNCIL		Resolution number R - 210	
Location of property 3424 Centennial Drive	County Allen	Taxing district FW - Washington	
Description of real property improvements and / or new manufacturing equipment (use additional sheets if necessary) Construction of 109,000 square foot multi-tenant manufacturing / warehouse facility		ESTIMATED	
		Start Date	Completion Date
		Real Estate 5/96	4/97
New Mfg Equipment		—	—

SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number - 0 -	Salaries - 0 -	Number retained - 0 -	Salaries - 0 -	Number additional 98	Salaries \$3,776,136

SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT				
NOTE: Pursuant to IC 6-1.1-12.1-5.1 (d) (2) the COST of the property is confidential.	Real Estate Improvements		Machinery	
	Cost	Assessed Value	Cost	Assessed Value
Current values	- 0 -	- 0 -		
Plus estimated values of proposed project	3,346,800	1,115,600		
Less values of any property being replaced	- 0 -	- 0 -		
Net estimated values upon completion of project	3,346,800	1,115,600		

SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER	
Estimated solid waste converted (pounds) _____	Estimated hazardous waste converted (pounds) _____
Other benefits: 	

SECTION 6 TAXPAYER CERTIFICATION		
I hereby certify that the representations in this statement are true.		
Signature of authorized representative David J. Arnold	Title President, FT Wayne Operations	Date signed (month, day, year) 3/26/96

FOR USE OF THE DESIGNATING BODY

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2.

- A. The designated area has been limited to a period of time not to exceed _____ calendar years * (see below). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements; ☐ Yes ☐ No
 2. Installation of new manufacturing equipment; ☐ Yes ☐ No
 3. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of deduction applicable for new manufacturing equipment is limited to \$ _____ cost with an assessed value of \$ _____.
- D. The amount of deduction applicable to redevelopment or rehabilitation is limited to \$ _____ cost with an assessed value of \$ _____.
- E. Other limitations or conditions (specify) _____
- F. The deduction for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1991 is allowed for:
- ☐ 5 years ☐ 10 years The deduction period will be five (5) years unless the designating body has by resolution specified the ten (10) year period.

Also we have reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved: (signature and title of authorized member) <i>DD Schmitt President</i>	Telephone number <i>(219) 427-1208</i>	Date signed (month, day, year) <i>4/15/96</i>
Attested by: <i>Randal E. Kennedy Corp. Clerk</i>	Designated body <i>Common Council</i>	

* If the designating body limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under IC 6-1.1-12.1-4 or 4.5 Namely: (see tables below)

NEW MANUFACTURING EQUIPMENT		
For Deductions Allowed Over A Period Of:		
Year of Deduction	Five (5) Year Percentage	Ten (10) Year Percentage
1st	100%	100%
2nd	95%	95%
3rd	80%	90%
4th	65%	85%
5th	50%	80%
6th		70%
7th		55%
8th		40%
9th		30%
10th		25%

REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT			
For Deductions Allowed Over A Period Of:			
Year of Deduction	Three (3) Year Deduction	Six (6) Year Deduction	Ten (10) Year Deduction
1st	100%	100%	100%
2nd	66%	85%	95%
3rd	33%	66%	80%
4th		50%	65%
5th		34%	50%
6th		17%	40%
7th			30%
8th			20%
9th			10%
10th			5%

FOR STAFF USE ONLY:

Declaratory Passed _____ 19____
 Confirmatory Passed _____ 19____
 FT Jobs Currently _____
 PT Jobs Currently _____
 \$ _____ Current Average Annual Salary

_____ FT Jobs to be Created
 _____ PT Jobs to be Created
 \$ _____ Avg Annual Salary of all New Jobs
 _____ FT Jobs to be Retained
 _____ PT Jobs to be Retained
 \$ _____ Avg Annual Salary of all Retained Jobs

CITY OF FT WAYNE

ECONOMIC REVITALIZATION AREA APPLICATION
 CITY OF FORT WAYNE, INDIANA

MAR 26 1996

DEPT. OF ECON DEVL.

APPLICATION IS FOR:

Real estate key no. 80-0028-2033

(Check appropriate box(es) below)

☒ Real Estate Improvements Total cost of improvements: \$3,346,800
☐ Personal Property (New Manufacturing Equipment) Total cost of improvements: _____

TOTAL OF ABOVE IMPROVEMENTS: \$3,346,800

GENERAL INFORMATION

Applicant's name: Miller-Valentine Partners of Indiana dba Miller-Valentine Group
David J. Arnold Telephone: 219-483-4550

Address of applicant: 3400 Coliseum Blvd. E. Ft. Wayne, IN 46805

Name of applicant's business: Miller-Valentine Group

Address of property to be designated: 3424 Centennial Drive

Name of business to be designated, if applicable: Centennial One (building name)

Contact person if other than above: Name: David J. Arnold Telephone: 483-4550

Address: 3400 Coliseum Blvd. E. Ft Wayne, IN 46805

☒ Yes ☐ No Is the property for which you are requesting ERA designation totally within the corporate limits of the City of Fort Wayne?

☐ Yes ☒ No Do you plan to request state or local assistance to finance public improvements?

☐ Yes ☒ No Will the proposed project have any adverse environmental impact?

Describe: _____

Describe the product or service to be produced or offered at the project site? This is a speculative,
multi-tenant light industrial/warehouse facility intended to attract multiple
business entities as tenants.

In order to be considered an Economic Revitalization Area (ERA), the area must be within the corporate limits of the City of Fort Wayne and must have become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of improvements or character of occupancy, age, obsolescence, substandard buildings, or other factors which have impaired values or prevent a normal development of property or use of property. It also includes any area where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues.

How does the property for which you are requesting designation meet the above definition of an ERA?

Existing industrial buildings in Ft. Wayne area were built for their original
intended use and are difficult/expensive to retro-fit for alternative use. The
lack of flexible, efficient space such as this project provides is a detriment
to continued economic growth in Ft. Wayne.

REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

Describe any structure(s) that is/are currently on the property: Currently undeveloped.

Describe the condition of the structure(s) listed above: none

Describe improvements to be made to property to be designated: Construction of a ^{107,000 s.f. DA} Class-A multi-tenant light industrial/distribution facility. Construction will be tilt-up concrete with vehicle parking for office portion and truck docks for warehouse. Ceilings to be 19' clear.

Projected construction start (month/year): 4/96 Projected construction completion (month/year): 10/96

Current land assessment: \$ NA Current owner has non-taxable exempt status. Current improvements assessment: \$ NONE

Current real estate assessment: \$ NA Current property tax bill on site to be designated: \$ NA

What is the anticipated first year tax savings attributable to this designation? \$ 104,109. *

How will you use these tax savings? Lower occupancy cost to business tenants. As is typical for industrial projects, these leases pass through all costs to tenants. Any reduction in costs related to real estate taxes will be enjoyed entirely by the business tenants.

$$* 3,500,000 \times .33 = \$1,155,000 \times .090138 = \$104,109.$$

PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if you are requesting a deduction from the assessed value of new manufacturing equipment.

List below the manufacturing equipment for which you are seeking an ERA designation. This equipment must be used in the direct production, manufacture, fabrication, assembly, extraction, mining, processing, refining, or finishing of other tangible personal property at the site to be designated:

☐ Yes ☐ No

Has the above equipment for which you are seeking a designation, ever before been used for any purpose in Indiana?

Equipment purchase date: _____ Equipment installation date: _____

Current personal property tax assessment: \$ _____ Annual personal property tax bill: \$ _____

What is the anticipated first year tax savings attributable to this designation? \$ _____

How will you use these tax savings? _____

PUBLIC BENEFIT INFORMATION

EMPLOYMENT INFORMATION FOR FACILITY TO BE DESIGNATED

ESTIMATE OF EMPLOYEES AND SALARIES AS A RESULT OF PROPOSED FORT WAYNE FACILITY TO RECEIVE E.R.A. DESIGNATION			
	NO. OF EMPLOYEES ¹	TOTAL ANNUAL PAYROLL ²	AVERAGE ANNUAL SALARY ³
CURRENT NUMBER FULL-TIME		(SEE EXPLANATION BELOW)	
CURRENT NUMBER PART-TIME			
NUMBER RETAINED FULL-TIME		(SEE EXPLANATION BELOW)	
NUMBER RETAINED PART-TIME			
NUMBER ADDITIONAL FULL-TIME	98	(SEE EXPLANATION BELOW)	
NUMBER ADDITIONAL PART-TIME			
		\$ 3,776,136	\$ 38,532

Check the boxes below if the jobs to be created will provide the listed benefits:

- | | | |
|--|---|---|
| <input type="checkbox"/> Pension Plan | <input type="checkbox"/> Major Medical Plan | <input type="checkbox"/> Disability Insurance |
| <input type="checkbox"/> Tuition Reimbursement | <input type="checkbox"/> Life Insurance | <input type="checkbox"/> Dental Insurance |

List any benefits not mentioned above: This facility will be used for economic development purposes by attracting new and expanded business in Ft. Wayne.

When will you reach the levels of employment shown above? (Year and month) April, 1998

Types of jobs to be created as a result of this project? General manufacturing and warehousing.

EXPLANATION OF EMPLOYMENT PROJECTION:

This facility may be occupied by several entities. An estimate of employment has been provided by analyzing use and occupancy patterns of existing projects in the Miller-Valentine portfolio with the same characteristics of this project (multi-tenant/speculative). The following facts were used to create the projection:

- There are .9 employees per 1,000 square feet. (109,000 square feet in this project)
- 95 % are general manufacturing; 5 % are warehousing.
- Average wages for general manufacturing = \$741.00 per week; \$38,532 per year
- including warehouse functions

(wage rates are from Indiana Dept. of Workforce Development; 2nd Qtr 1995, Allen County)

Sample Computation:

$$109,000 \text{ s.f.} \div 1,000 = 109 \times .9 = 98 \text{ potential employees} \times \$38,532 \text{ average annual salary} = \$3,776,136 \text{ Annual Payroll}$$

¹Sum of full- and part-time must match the figures given in Section 3 of "Statement of Benefits" Form SB-1 under "Current number", "Number retained", and "Number additional".

²It is to include your total annual payroll.

³Total annual payroll divided by the total number of employees at site to be designated both full- and part-time).

REQUIRED ATTACHMENTS

The following must be attached to the application.

1. Full legal description of property. (Property tax bill legal descriptions are not sufficient.)
2. Check for application fee made payable to the City of Fort Wayne.

<u>Project Cost</u>	<u>Fee</u>
\$0 to 250,000	\$ 500
\$250,001 to 1,000,000	\$ 700
\$1,000,001 and over	\$1,000

3. Owner's Certificate (if applicant is not the owner of property to be designated).

I hereby certify that all information and representations made on this application and its attached exhibits are true and complete and that no building permit has been issued for construction of improvements, nor has any manufacturing equipment which is a part of this application been purchased and installed as of the date of filing of this application. I understand that any incorrect information on this application may result in a recession of any tax abatements which I may receive. I understand that I must file a correctly completed CF-1 (Compliance With Statement of Benefits Form) with BOTH the City of Fort Wayne Department of Economic Development, AND the County Auditor within 60 days of the end of each year in which I receive deduction. Failure to file the CF-1 with either agency may result in a recision of any tax abatement occurring as a result of this application.

David J. Arnold

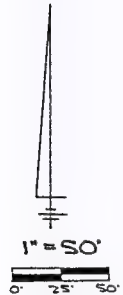
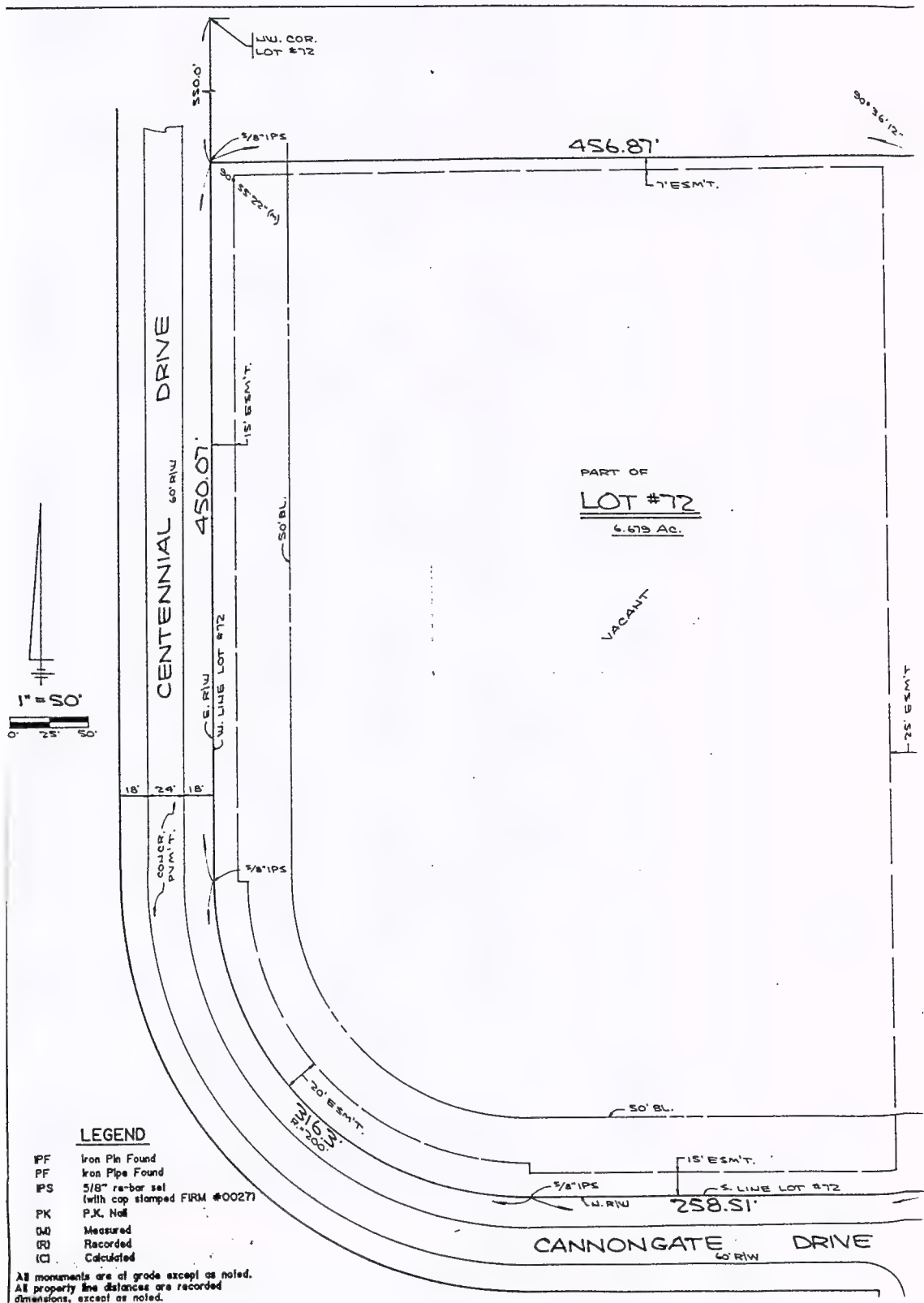
Signature of Applicant

3/26/96

Date

David J. Arnold
President, Ft. Wayne Operations
Miller-Valentine Group

Typed Name and Title of Applicant



All monuments are at grade except as noted.
All property line distances are recorded dimensions, except as noted.

CERTIFICATE OF SURVEY	
3-8-96	CSR
#3424 CENTENNIAL DR. 1"=50'	
FORT WAYNE, INDIANA	



DONOVAN ENGINEERING, INC.
2020 INWOOD DRIVE
EXECUTIVE PARK
FORT WAYNE, IN
(219) 424-7418



FRANCIS X. MUELLER P.L.S. #50193

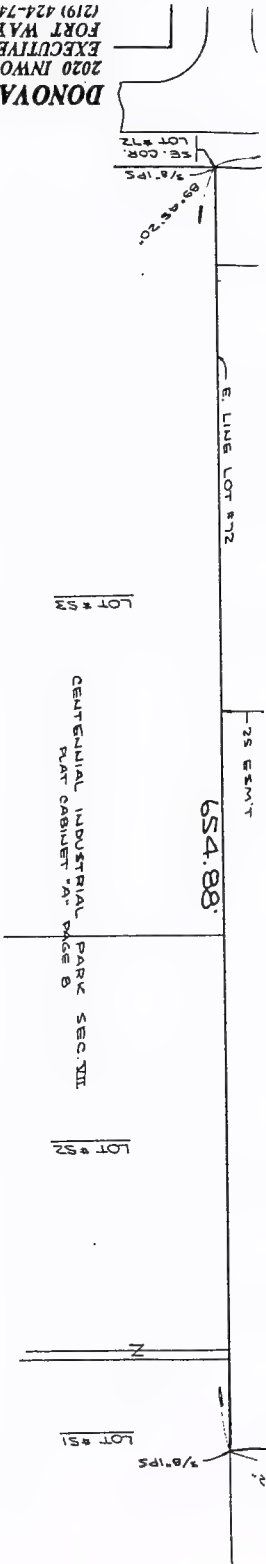
This is to certify that this plat and survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established by ALTA and ACSM in 1992, and includes items 13 and 4 of Table A thereof, and pursuant to the accuracy standards (as adopted by ALTA and ACSM in effect on the date of this certification) of a suburban survey.

I further certify that this survey was completed under my direct supervision and to the best of my knowledge and belief, was executed according to the survey requirements set forth in 865 IAC 1-12.

LEGAL DESCRIPTION:

Part of Lot Numbered 72 in Centennial Industrial Park, Section X as recorded in Plat Cabinet "C", page 63 in the Office of the Recorder of Allen County, Indiana and being more particularly described as follows:

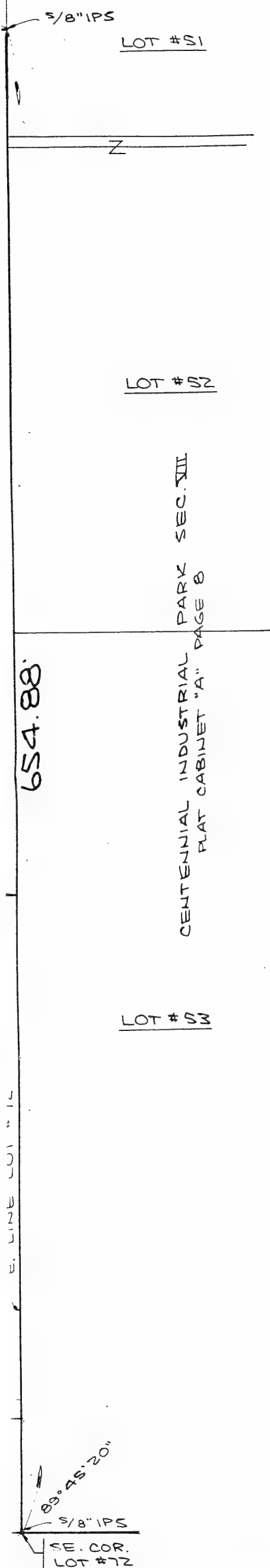
Beginning at a 5/8-inch iron pin on the West line of Lot Numbered 72 in Centennial Industrial Park, Section X as recorded in Plat Cabinet "C", page 63 in the Office of the Recorder of Allen County, Indiana, said point being located 550.0 feet South of the Northwest corner of Lot Numbered 72; thence South along the West line of Lot Numbered 72 and along the East right-of-way line of Centennial Drive a distance of 450.07 feet to a 5/8-inch iron pin, said point being the point of curvature of a curve to the left having a radius of 200.0 feet; thence Southeast on a curve to the left and along the East right-of-way line of Centennial Drive, having a radius of 200.0 feet, an arc distance of 316.13 feet to a 5/8-inch iron pin on the South line of Lot Numbered 72 and the North right-of-way of Cannongate Drive; thence East tangent to the aforesaid curve along the South line of Lot Numbered 72 and the North right-of-way of Cannongate Drive a distance of 258.51 feet to the Southeast corner of Lot Numbered 72; thence North with a deflection angle to the left of 89 degrees 45 minutes 20 seconds along the East line of Lot Numbered 72, a distance of 654.88 feet; thence West with a deflection angle to the left of 90 degrees 36 minutes 12 seconds, a distance of 456.87 feet to the point of beginning, containing 6.679 acres and subject to easements.



LEGAL DESCRIPTION:

Part of Lot Numbered 72 in Centennial Industrial Park, Section X as recorded in Plat Cabinet "C", page 63 in the Office of the Recorder of Allen County, Indiana and being more particularly described as follows:

Beginning at a 5/8-inch iron pin on the West line of Lot Numbered 72 in Centennial Industrial Park, Section X as recorded in Plat Cabinet "C", Page 63 in the Office of the Recorder of Allen County, Indiana, said point being located 550.0 feet South of the Northwest corner of Lot Numbered 72; thence South along the West line of Lot Numbered 72 and along the East right-of-way line of Centennial Drive a distance of 450.07 feet to a 5/8-inch iron pin, said point being the point of curvature of a curve to the left having a radius of 200.0 feet; thence Southeasterly on a curve to the left and along the East right-of-way line of Centennial Drive, having a radius of 200.0 feet, an arc distance of 316.13 feet to a 5/8-inch iron pin on the South line of Lot Numbered 72 and the North right-of-way of Cannongate Drive; thence East tangent to the aforesaid curve along the South line of Lot Numbered 72 and the North right-of-way of Cannongate Drive a distance of 258.51 feet to the Southeast corner of Lot Numbered 72; thence North with a deflection angle to the left of 89 degrees 45 minutes 20 seconds along the East line of Lot Numbered 72, a distance of 654.88 feet; thence West with a deflection angle to the left of 90 degrees 36 minutes 12 seconds, a distance of 456.87 feet to the point of beginning, containing 6.679 acres and subject to easements.



This is to certify that this plat and survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys", jointly established by ALTA and ACSM in 1992, and includes items #3 and 4 of Table A thereof, and pursuant to the accuracy standards (as adopted by ALTA and ACSM in effect on the date of this certification) of a suburban survey.

I further certify that this survey was completed under my direct supervision and to the best of my knowledge and belief, was executed according to the survey requirements set forth in 865 IAC 1-12.



Francis X. Mueller
FRANCIS X. MUELLER P.L.S.#30193

DONOVAN ENGINEERING, INC.
2020 INWOOD DRIVE
EXECUTIVE PARK.
FORT WAYNE, IN.
(219) 424-7418



S.R. ON F		
CERTIFICATE OF SURVEY		
#3424 CENTENNIAL DR. FORT WAYNE, INDIANA	1"=50'	DR. BY: CS 3-8-9

N.E. COR.
LOT #72

550.0'

456.87'

7' ESM'T.

5/8" IPS

55.22" (M)

DRIVE

60' R/W

450.07'

15' ESM'T.

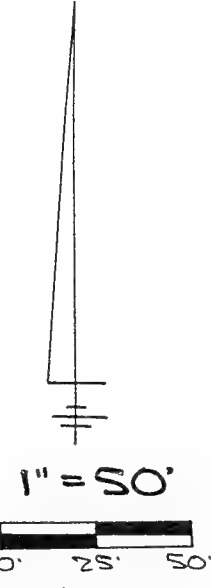
50' BL.

PART OF

LOT #72

6.679 AC.

VACANT



CENTENNIAL

E. R/W
W. LINE LOT #72

18' 24' 18'

COLOR.
P.N.M.T.

5/8" IPS

20' ESM'T.
R/W 16.0'
R.I. 200'

50' BL.

15' ESM'T.

5/8" IPS

W. R/W

258.51'

S. LINE LOT

CANNONGATE

60' R/W

LEGEND

- | | |
|-----|--|
| IPF | Iron Pin Found |
| PF | Iron Pipe Found |
| IPS | 5/8" re-bar set
(with cap stamped FIRM #0027) |
| PK | P.K. Nail |
| (M) | Measured |
| (R) | Recorded |
| (C) | Calculated |

All monuments are at grade except as noted.
All property line distances are recorded
dimensions, except as noted.
Monuments found have no documented history
except as noted.

Job No. 72 CEN
Date of Field Work: 3-7-96

NOTE: According to the flood Insurance Rate Map
(FIRM) number 18003C0260 E, dated Feb. 16, 1
the herein described real estate is located
in Zone "X", and is not in a flood hazard area.



MEMORANDUM

TO: Common Council Members

FROM: Staci D. Walter
Economic Development Specialist, Department of Economic Development

DATE: April 3, 1996

SUBJECT: Real Tax Abatement Application dated March 26, 1996 for Miller-Valentine Partners of Indiana d/b/a Miller-Valentine Group
Address: 3424 Centennial Drive

Background

Description of Product or Service Provided by Company: Miller-Valentine Partners of Indiana is a speculative, multi-tenant light industrial/warehouse facility intended to attract multiple business entities as tenants.

Description of Project: Construction of a 109,000 square foot Class-A multi-tenant light industrial/distribution facility. Construction will be tilt-up concrete with vehicle parking for office portion and truck docks for warehouse.

Total Project Cost:	\$3,346,800	Number of Full Time Jobs Created:	98
Councilmanic District:	3	Number of Part Time Jobs Created:	0
Existing Zoning of Site:	M2	Average Annual Wage of Jobs Created:	\$38,532
		Number of Full Time Jobs Retained:	0
		Number of Part Time Jobs Retained:	0
		Average Annual Wage of Jobs Retained:	0

Project is Located Within a:

Designated Downtown Area:	Yes__ No <u>x</u>	Redevelopment Area:	Yes <u>x</u> No__
Urban Enterprise Area:	Yes__ No <u>x</u>	Platted Industrial Park:	Yes <u>x</u> No__

Effect of Passage of Tax Abatement

To construct speculative facility in order to provide much needed Class-A multi-tenant light industrial/distribution space.

Effect of Non-Passage of Tax Abatement

Loss of 98 jobs and additional tax revenue.

Staff Recommendation

Per the established policy of the Department of Economic Development, the following recommendations are made:

1. Designation as an "Economic Revitalization Area" should be granted.
2. Designation should be limited to a term of 1 year.
3. The period of deduction should be limited to ten years.

Signed: Staci Walter Title Econ. Dev. Specialist

Comments

DIRECTOR: Elizabeth A. Neu
Elizabeth A. Neu

Admn. Appr. _____

DIGEST SHEET

TITLE OF ORDINANCE Declaratory Resolution

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Miller-Valentine Partners of Indiana d/b/a Miller-Valentine Group is requesting the approval of an Economic Revitalization for real estate improvements in the amount of \$3,346,800. In order to provide much needed Class-A multi-tenant space, Miller-Valentine Group will build a 109,000 square foot light industrial/distribution facility.

EFFECT OF PASSAGE Creation of 98 new jobs. To construct speculative facility in order to provide much needed Class-A multi-tenant light industrial/distribution facility.

EFFECT OF NON-PASSAGE Loss of 98 new jobs and additional tax revenue.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) Anticipated first year tax savings for Miller-Valentine is \$70,391. Projected tax savings during ten year deduction period is \$355,472.

ASSIGNED TO COMMITTEE (PRESIDENT) Thomas Henry

BILL NO. R-96-04-06

REPORT OF THE COMMITTEE ON
FINANCE
THOMAS C. HENRY - JOHN N. CRAWFORD - CO-CHAIR
ALL COUNCIL MEMBERS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly known
as 3424 Centennial Drive, Fort Wayne, Indiana 46808 (Miller-Valentine
Partners of Indiana, d/b/a Miller-Valentine Group)

HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(~~ORDINANCE~~) (RESOLUTION) _____

DO PASS

DO NOT PASS

ABSTAIN

NO REC

<u>John N. Crawford</u>	_____	_____	_____
<u>Thomas C. Henry</u>	_____	_____	_____
<u>Rebecca R. Schuman</u>	_____	_____	_____
<u>Debbie L. Schuman</u>	_____	_____	_____
<u>Thomas E. Hayward</u>	_____	_____	_____
<u>Thomas P. Henry</u>	_____	_____	_____
<u>Debbie A. Hall</u>	_____	_____	_____
<u>Clifton R. Edmonds</u>	_____	_____	_____

DATED: 4-9-96

Sandra E. Kennedy
City Clerk